

**UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF OHIO
EASTERN DIVISION**

| | | |
|---------------------------|---|----------------------|
| In Re: | : | Chapter 13 |
| Alvin R. Hubert | : | JUDGE <u>PRESTON</u> |
| Genevieve C. Davis-Hubert | : | Case No. 15-55726 |
| | : | |
| | : | |

APPRAISAL OF REAL PROPERTY

(Address: 3037 Marwick Road, Columbus, Ohio 43232)



APPRAISAL OF REAL PROPERTY

LOCATED AT:

3037 Marwick Road
MARWICK RD MARWICK ESTATES 5 91
Columbus, OH 43232

FOR:

Fesenmyer Law Offices, LLC
1335 Dublin Road Suite 205C
Columbus, OH 43215

AS OF:

September 21, 2015

BY:

Ian Hackett
15-55726

Hackett Real Estate Services
1635 Crusoe Drive
Columbus, Ohio 43235
Phone 330 718-7565

Fesenmyer Law Offices, LLC
1335 Dublin Road Suite 205C
Columbus, OH 43215

Re: Property: 3037 Marwick Rd
Columbus, OH 43232
Borrower: Alvin Hubert, Genevieve Davis-Hubert
File No.: 15-55726

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Ian Hackett

[illegible]


RESIDENTIAL APPRAISAL SUMMARY REPORT

| | | | | | | | | | | | | | | | | | | |
|---------------------------|--|--|--|---|--|-------|--|-------|--|-------|---------------------------------------|-------|--|-------|------------------|-------|--------|--|
| TRANSFER HISTORY | My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. | | | | | | | | | | | | | | | | | |
| | Data Source(s): Public records | | | | | | | | | | | | | | | | | |
| | 1st Prior Subject Sale/Transfer | | | Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject property has not transferred in the prior three years. The subject transferred to the current homeowners on 05/25/2001 for \$124,900. | | | | | | | | | | | | | | |
| | Date: 05/25/2001 | | | | | | | | | | | | | | | | | |
| | Price: \$124,900 | | | The subject property had a prior transfer on 02/29/2000 for \$111,500. Comparable sale no. 1 transferred on 12/12/2014 for \$0 and was not arms-length due to general warranty deed. (exempt transfer) | | | | | | | | | | | | | | |
| | Source(s): Public records | | | | | | | | | | | | | | | | | |
| | 2nd Prior Subject Sale/Transfer | | | | | | | | | | | | | | | | | |
| | Date: 02/29/2000 | | | | | | | | | | | | | | | | | |
| | Price: 111,500 | | | | | | | | | | | | | | | | | |
| | Source(s): Public records | | | | | | | | | | | | | | | | | |
| SALES COMPARISON APPROACH | SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal. | | | | | | | | | | | | | | | | | |
| | FEATURE | | SUBJECT | | COMPARABLE SALE # 1 | | | | COMPARABLE SALE # 2 | | | | COMPARABLE SALE # 3 | | | | | |
| | Address 3037 Marwick Road Columbus, OH 43232 | | 3144 Eastwick Rd Columbus, OH 43232 | | | | 2947 Winchester Pike Columbus, OH 43232 | | | | 3060 Marwick Rd Columbus, OH 43232 | | | | | | | |
| | Proximity to Subject | | 0.19 miles SE | | | | 0.31 miles NW | | | | 0.06 miles SE | | | | | | | |
| | Sale Price | | \$ | | | | \$ 159,900 | | | | \$ 84,000 | | | | \$ 119,500 | | | |
| | Sale Price/GLA | | \$ | | /sq.ft. | | \$ 100.19 /sq.ft. | | | | \$ 60.83 /sq.ft. | | | | \$ 88.52 /sq.ft. | | | |
| | Data Source(s) | | Inspection | | MLS #215025677; DOM 6 | | | | MLS #214047557; DOM 48 | | | | MLS 214029234; DOM 107 | | | | | |
| | Verification Source(s) | | Public records | | Public records | | | | Public records | | | | Public records | | | | | |
| | VALUE ADJUSTMENTS | | DESCRIPTION | | DESCRIPTION | | + (-) \$ Adjust. | | DESCRIPTION | | + (-) \$ Adjust. | | DESCRIPTION | | + (-) \$ Adjust. | | | |
| | Sales or Financing | | | | ArmLth | | | | ArmLth | | | | ArmLth | | | | | |
| | Concessions | | | | VA;0 | | -3,500 | | FHA;0 | | -2,500 | | Conv;0 | | | | | |
| | Date of Sale/Time | | | | s09/15;c07/12 | | 0 | | s12/15;c01/15 | | 0 | | s11/14;c10/14 | | 0 | | | |
| | Rights Appraised | | Fee simple | | Fee simple | | | | Fee simple | | | | Fee simple | | | | | |
| | Location | | Marwick Estates | | Marwick Estates | | | | Marwick Estates | | | | Marwick Estates | | | | | |
| | Site | | 0.459 acre | | 0.510 acre | | 0 | | 0.220 acre | | +5,000 | | 0.610 acre | | 0 | | | |
| | View | | Residential | | Residential | | | | Resid-busy road | | +10,000 | | Residential | | | | | |
| | Design (Style) | | Ranch | | Ranch | | | | Ranch | | | | Ranch | | | | | |
| | Quality of Construction | | Q3 | | Q3 | | | | Q3 | | | | Q3 | | | | | |
| | Age | | 55 | | 54 | | 0 | | 51 | | 0 | | 55 | | 0 | | | |
| | Condition | | C4 | | C3 | | -7,500 | | C4 | | | | C3 | | -7,500 | | | |
| | Above Grade | | Total | Bdrms | Baths | Total | Bdrms | Baths | Total | Bdrms | Baths | Total | Bdrms | Baths | Total | Bdrms | Baths | |
| | Room Count | | 6 | 3 | 1.0 | 8 | 4 | 2.1 | -4,000 | 6 | 3 | 2.0 | -2,500 | 5 | 3 | 1.1 | -2,500 | |
| | Gross Living Area | | 1,169 sq.ft. | | 1,596 sq.ft. | | -11,000 | | 1,381 sq.ft. | | -5,000 | | 1,350 sq.ft. | | -5,000 | | | |
| | Basement & Finished | | Basement | | Basement | | | | Basement | | | | Basement | | | | | |
| | Rooms Below Grade | | Rec room | | Rec room | | | | None | | +2,500 | | Rec room | | | | | |
| | Functional Utility | | Average | | Average | | | | Average | | | | Average | | | | | |
| | Heating/Cooling | | FA/Central air | | FA/Central air | | | | FA/Central air | | | | FA/Central air | | | | | |
| | Energy Efficient Items | | Average | | Average | | | | Average | | | | Average | | | | | |
| | Garage/Carport | | 1 car attached | | 2 car attached | | -5,000 | | 2 car attached | | -5,000 | | 2 car detached | | -3,500 | | | |
| | Porch/Patio/Deck | | Porch,Deck | | Enclsd porch,patio | | -6,500 | | Porch,patio | | 0 | | Porch,Patio | | 0 | | | |
| | Fireplace | | 1 FP | | 2 FP | | -1,500 | | None | | +1,500 | | 1 FP | | | | | |
| | Amenities | | Fence | | Shed | | 0 | | None | | +2,500 | | Fence | | | | | |
| | Net Adjustment (Total) | | | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | | \$ -39,000 | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | | \$ 6,500 | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | | \$ -18,500 | | | |
| | Adjusted Sale Price of Comparables | | | | Net 24.4 % | | | | Net 7.7 % | | | | Net 15.5 % | | | | | |
| | | | | | Gross 24.4 % | | \$ 120,900 | | Gross 43.5 % | | \$ 90,500 | | Gross 15.5 % | | \$ 101,000 | | | |
| | Summary of Sales Comparison Approach See attached addenda. | | | | | | | | | | | | | | | | | |
| | Comparable sale no. 1 is a ranch style property with larger size than the subject and has been updated per MLS records. The sale is adjusted downward for condition, size, and bath count. The property has an enclosed porch, patio, and shed. | | | | | | | | | | | | | | | | | |
| | Comparable sale no. 2 is a ranch style property with larger size than the subject and located on Winchester Pike, a busy connector roadway. The sale is adjusted upward for view and lot size. The sale is adjusted downward for size, bath count, and garage. | | | | | | | | | | | | | | | | | |
| | Comparable sale no. 3 is a ranch style property with larger size than the subject and has been updated per MLS records. The property has an updated kitchen, patio, and fence. The sale is adjusted downward for condition, size, bath count, and garage. | | | | | | | | | | | | | | | | | |
| | Indicated Value by Sales Comparison Approach \$ 100,000 | | | | | | | | | | | | | | | | | |

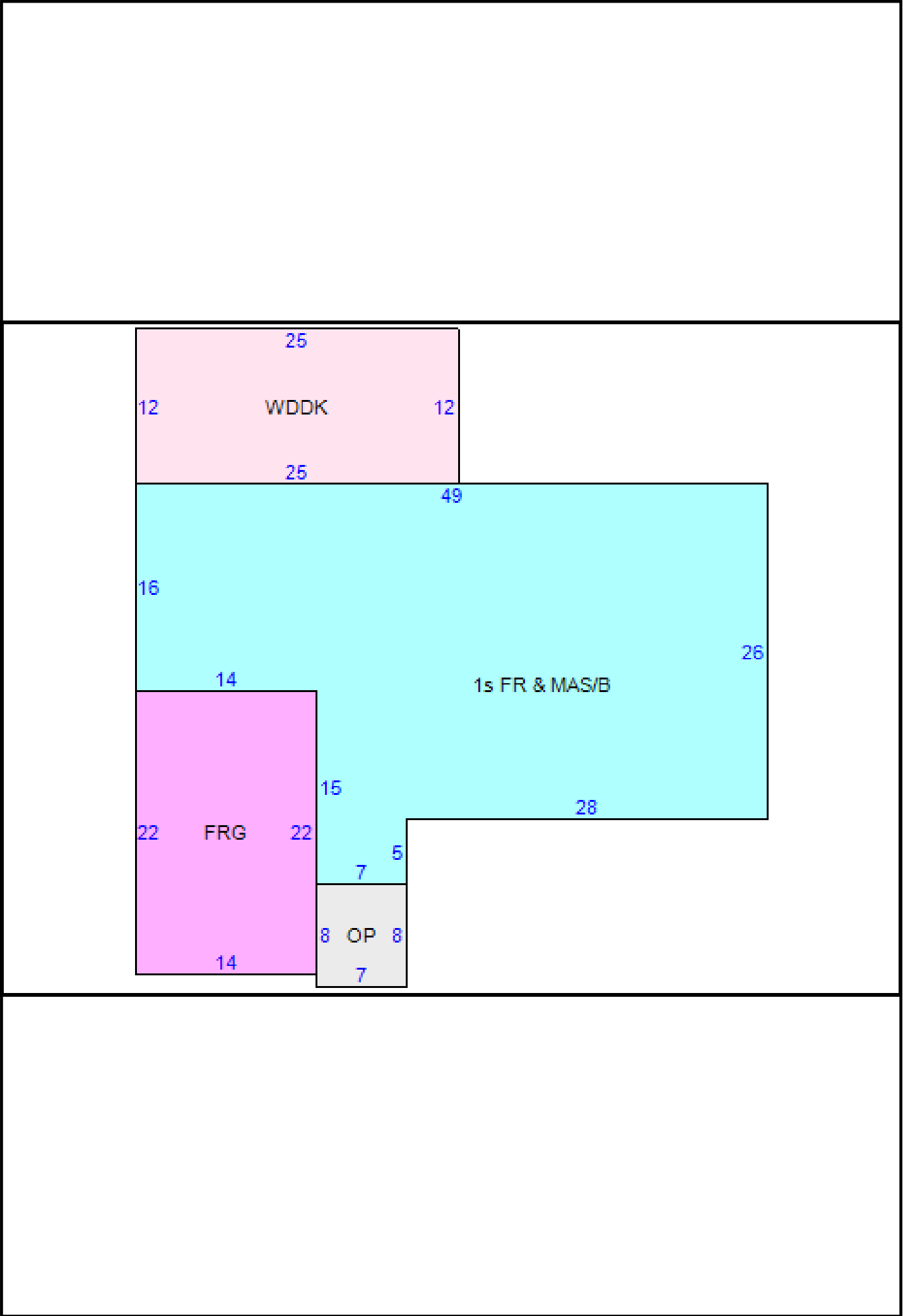
15-55726

File No.: 15-55726

RESIDENTIAL APPRAISAL SUMMARY REPORT

| | | | |
|---|---|---|--|
| COST APPROACH | COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal. | | |
| | Provide adequate information for replication of the following cost figures and calculations. | | |
| | Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>The allocation method in developing the site value indicates an estimated site value of \$20,000 based on an analysis of Franklin County Auditors land to total value ratios of single family homes.</u> | | |
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| | | | |
| ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW | | | |
| OPINION OF SITE VALUE = \$ 20,000 | | | |
| Source of cost data: <u>Marshall & Swift</u> | | | |
| DWELLING Sq.Ft. @ \$ = \$ | | | |
| Quality rating from cost service: <u>Average</u> Effective date of cost data: <u>10/2015</u> | | | |
| Sq.Ft. @ \$ = \$ | | | |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.): | | | |
| Sq.Ft. @ \$ = \$ | | | |
| Due to the age and condition of the subject improvements and the | | | |
| Sq.Ft. @ \$ = \$ | | | |
| associated difficulty in estimating depreciation with a high degree of | | | |
| Sq.Ft. @ \$ = \$ | | | |
| reliability, the Cost Approach is not applicable to the valuation of the | | | |
| Sq.Ft. @ \$ = \$ | | | |
| subject property. | | | |
| Garage/Carport Sq.Ft. @ \$ = \$ | | | |
| Total Estimate of Cost-New = \$ | | | |
| Less Physical Functional External | | | |
| Depreciation = \$() | | | |
| Depreciated Cost of Improvements = \$ | | | |
| "As-is" Value of Site Improvements = \$ | | | |
| = \$ | | | |
| = \$ | | | |
| Estimated Remaining Economic Life (if required): <u>45 Years</u> INDICATED VALUE BY COST APPROACH = \$ | | | |
| INCOME APPROACH | INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal. | | |
| | Estimated Monthly Market Rent \$ <u>X</u> Gross Rent Multiplier = \$ <u>N/A</u> Indicated Value by Income Approach | | |
| | Summary of Income Approach (including support for market rent and GRM): <u>Homes in this market area are typically owner occupied and not used for income. The income approach lacks rationale and is not used.</u> | | |
| | | | |
| | | | |
| PUD | PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development. | | |
| | Legal Name of Project: <u>N/A</u> | | |
| | Describe common elements and recreational facilities: | | |
| | | | |
| RECONCILIATION | Indicated Value by: Sales Comparison Approach \$ <u>100,000</u> Cost Approach (if developed) \$ <u>N/A</u> Income Approach (if developed) \$ <u>N/A</u> | | |
| | Final Reconciliation <u>Homes in this market area are typically owner occupied and not used for income. The income approach lacks rationale and is not used. The sales comparison was given primary consideration in the final estimate of value. The sales comparison best reflects residential market conditions.</u> | | |
| | | | |
| | | | |
| | This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>Homes in this neighborhood are typically owner occupied and not used for income. The income approach lacks rationale and is not used.</u> | | |
| | <input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. | | |
| | Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>100,000</u> , as of: <u>09/21/2015</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda. | | |
| | | | |
| | | | |
| | ATTACHMENTS | A true and complete copy of this report contains _____ pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. | |
| Attached Exhibits: | | | |
| <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum | | | |
| <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum | | | |
| | | <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> | |
| SIGNATURES | Client Contact: <u>Courtney A. Cousino (Perdue)</u> Client Name: <u>Fesenmyer Law Offices, LLC</u> | | |
| | E-Mail: <u>courtney@fesenmyerlaw.com</u> Address: <u>1335 Dublin Road Suite 205C, Columbus, OH 43215</u> | | |
| | APPRAISER | | |
| | SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) | | |
| |  | | |
| | Supervisory or Co-Appraiser Name: _____ | | |
| | Company: _____ | | |
| | Phone: _____ Fax: _____ | | |
| | E-Mail: _____ | | |
| | Date of Report (Signature): <u>October 06, 2015</u> | | |
| Date of Report (Signature): _____ | | | |
| License or Certification #: <u>2003000226</u> State: <u>OH</u> | | | |
| License or Certification #: _____ State: _____ | | | |
| Designation: <u>Licensed Residential</u> | | | |
| Designation: _____ | | | |
| Expiration Date of License or Certification: <u>04/28/2016</u> | | | |
| Expiration Date of License or Certification: _____ | | | |
| Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None | | | |
| Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None | | | |
| Date of Inspection: <u>09/21/2015</u> | | | |
| Date of Inspection: _____ | | | |

| | | | | | |
|------------------|--------------------------------------|--------|----------|-------|-------------------|
| Owner | Alvin Hubert, Genevieve Davis-Hubert | | | | |
| Property Address | 3037 Marwick Rd | | | | |
| City | Columbus | County | Franklin | State | OH Zip Code 43232 |
| Lender | Fesenmyer Law Offices, LLC | | | | |



| | | | | |
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| Lender | Fesenmyer Law Offices, LLC | | | |

10/5/2015

Franklin County Auditor

?

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Reference

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Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Rental Contact

ParcelID: 180-001669-00


HUBERT ALVIN R

Map-Rt: 180-N122B -107-00

3037 MARWICK RD

Record Navigator

Find a place

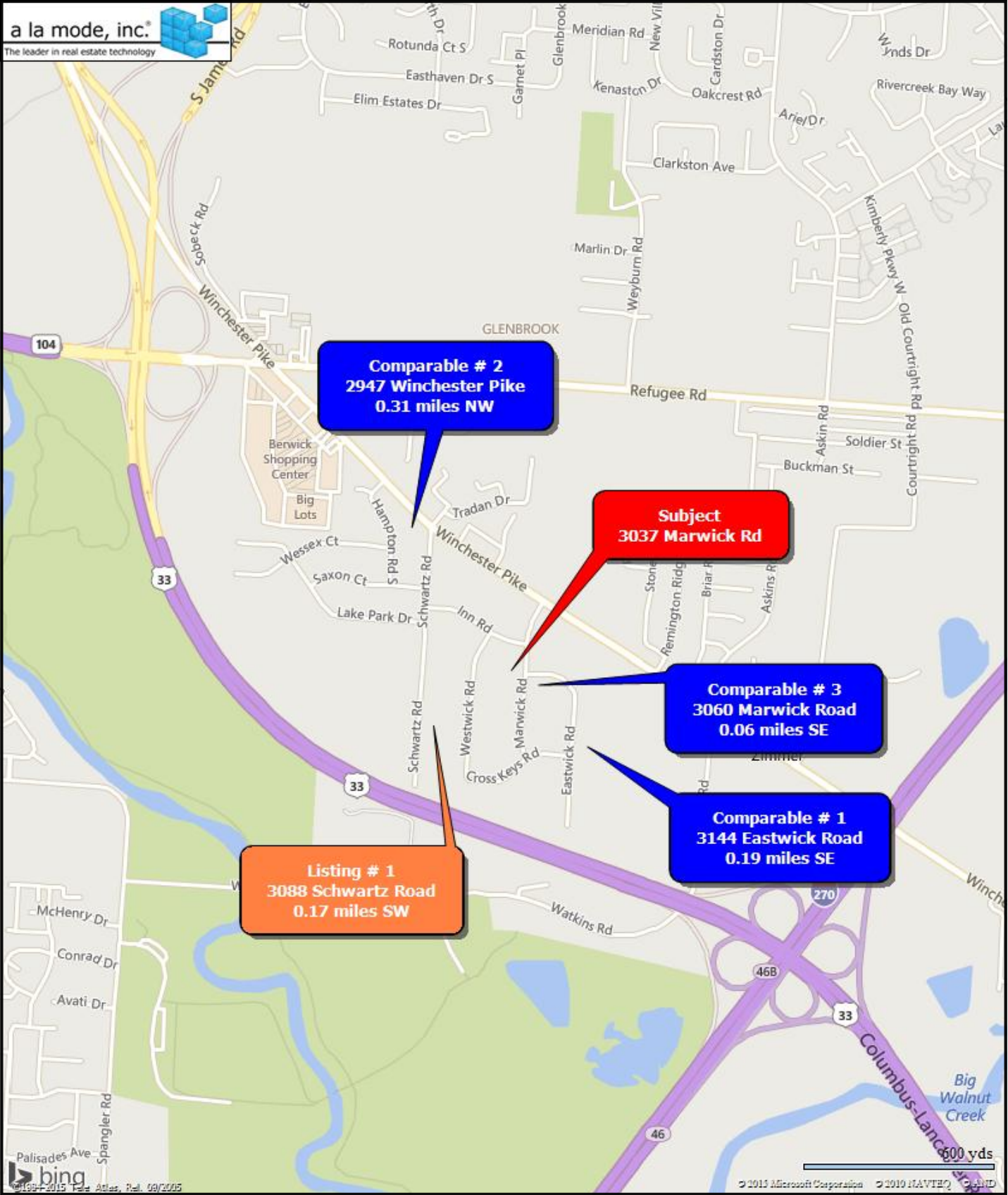


Franklin County Auditor | Esri, HERE, DeLorme, IPC, NGA, USGS

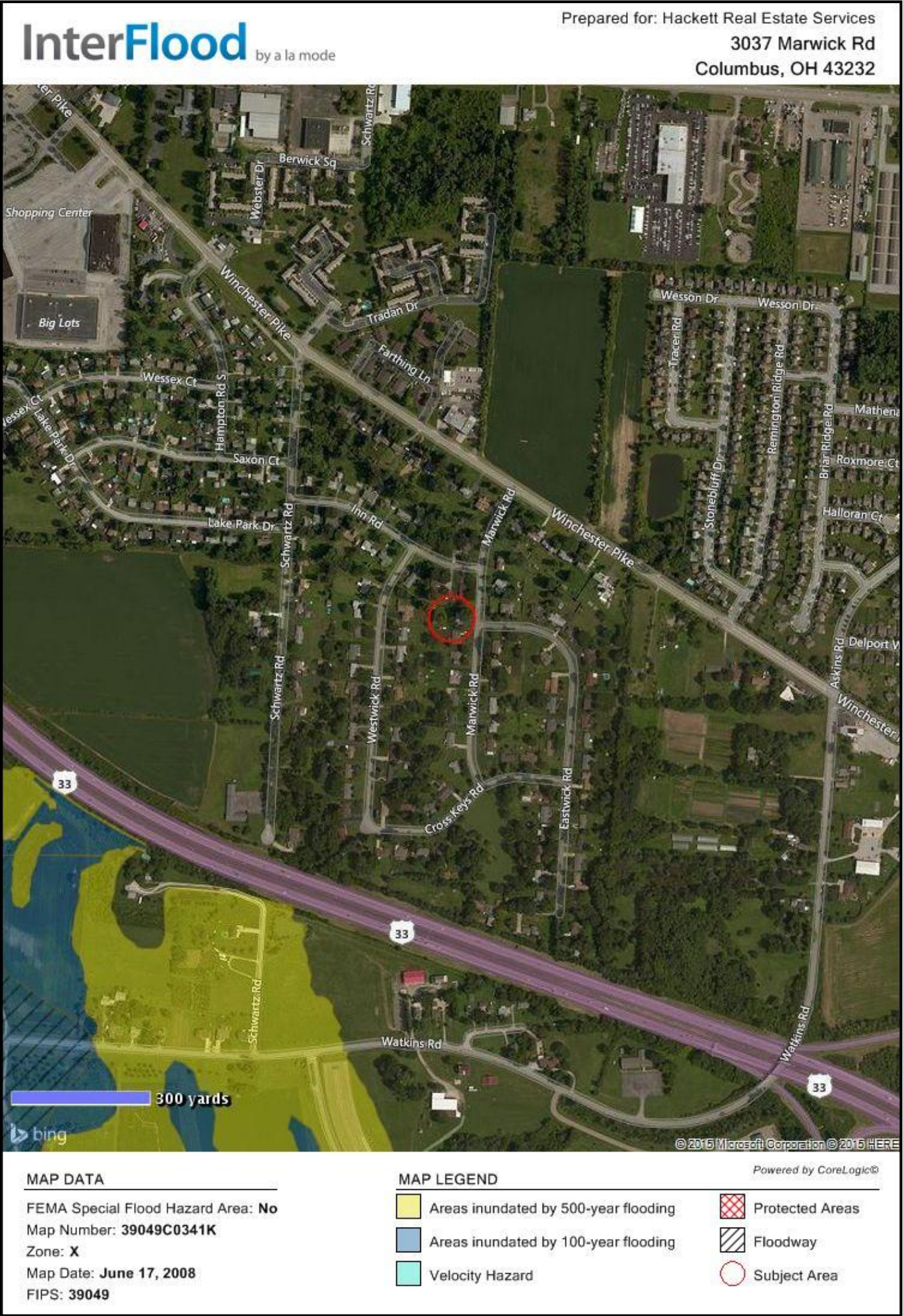
http://property.franklincountyauditor.com/_web/maps/map.aspx?sIndex=1&idx=1&LMparent=20

1/1

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|------------------|--------------------------------------|--------|----------|-------------------------|
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| | | | | |
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| Property Address | 3037 Marwick Rd | | | | |
| City | Columbus | County | Franklin | State | OH Zip Code 43232 |
| Lender | Fesenmyer Law Offices, LLC | | | | |



Subject Front

3037 Marwick Road
Sales Price
Gross Living Area 1,169
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0
Location Marwick Estates
View Residential
Site 0.459 acre
Quality Q3
Age 55



Subject Front



Subject Street

| | | | | | |
|------------------|--------------------------------------|--------|----------|-------|-------------------|
| Owner | Alvin Hubert, Genevieve Davis-Hubert | | | | |
| Property Address | 3037 Marwick Rd | | | | |
| City | Columbus | County | Franklin | State | OH Zip Code 43232 |
| Lender | Fesenmyer Law Offices, LLC | | | | |



Subject Front

3037 Marwick Road
Sales Price
Gross Living Area 1,169
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0
Location Marwick Estates
View Residential
Site 0.459 acre
Quality Q3
Age 55



Subject Front



Subject Street

Comparable Photo Page

| | | | | |
|------------------|--------------------------------------|--------|----------|-------------------------|
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| Property Address | 3037 Marwick Rd | | | |
| City | Columbus | County | Franklin | State OH Zip Code 43232 |
| Lender | Fesenmyer Law Offices, LLC | | | |



Comparable 1

3144 Eastwick Rd
Prox. to Subject 0.19 miles SE
Sales Price 159,900
Gross Living Area 1,596
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.1
Location Marwick Estates
View Residential
Site 0.510 acre
Quality Q3
Age 54



Comparable 2

2947 Winchester Pike
Prox. to Subject 0.31 miles NW
Sales Price 84,000
Gross Living Area 1,381
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location Marwick Estates
View Resid-busy road
Site 0.220 acre
Quality Q3
Age 51



Comparable 3

3060 Marwick Rd
Prox. to Subject 0.06 miles SE
Sales Price 119,500
Gross Living Area 1,350
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1.1
Location Marwick Estates
View Residential
Site 0.610 acre
Quality Q3
Age 55

| | | | | | |
|------------------|--------------------------------------|--------|----------|-------|-------------------|
| Owner | Alvin Hubert, Genevieve Davis-Hubert | | | | |
| Property Address | 3037 Marwick Rd | | | | |
| City | Columbus | County | Franklin | State | OH Zip Code 43232 |
| Lender | Fesenmyer Law Offices, LLC | | | | |



Listing 1

3088 Schwartz Rd
Proximity to Subject 0.17 miles SW
List Price 159,900
Days on Market 12
Gross Living Area 1,652
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.0
Age 62

Listing 2

Proximity to Subject
List Price
Days on Market
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Age

Listing 3

Proximity to Subject
List Price
Days on Market
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Age

**APPRAISER DISCLOSURE
STATEMENT**

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: Ian P. Hackett

2. Class of Certification/Licensure:

☐ Certified General
☐ Certified Residential
☒ Licensed Residential
☐ Temporary ☐ General ☐ Licensed

Certification/Licensure Number: 2003000226

3. Scope: This report ☒ is within the scope of my Certification/License
☐ is not within the scope of my Certification/License

4. Service provided by: ☒ disinterested & unbiased third party
☐ interested & biased third party
☐ interested third party on contingent fee basis

5. Signature of person preparing and reporting the appraisal

Ian P Hackett

THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL
ASSIGNMENTS OR SPECIALIZED SERVICES PERFORMED BY A STATE-
CERTIFIED OR STATE-LICENSED REAL ESTATE APPRAISER.

STATE OF OHIO
Department of Commerce
Division of Real Estate & Professional Licensing
Appraiser Section
Cleveland OH
(216) 787-3100
Fax (216) 787-4449
www.com.state.oh.us

**STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING
AN APPRAISER LICENSE/CERTIFICATE**
has been issued under ORC Chapter 4763 to:

NAME: Ian P Hackett
LIC/CERT NUMBER: 2003000226
LIC LEVEL: Licensed Residential Real Estate Appraiser
CURRENT ISSUE DATE: 05/01/2015
EXPIRATION DATE: 04/28/2016
USPAP DUE DATE: 04/28/2017

Supplemental Addendum

File No. 15-55726

| | | | | | |
|------------------|--------------------------------------|--------|----------|-------|-------------------|
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| Lender | Fesenmyer Law Offices, LLC | | | | |

• GP Residential : Neighborhood - Boundaries

Marwick Estates. The subject neighborhood is located in the Groveport Madison Local school district and has a Columbus mailing address. All homes within the subject's market area share similar and equivalent environmental, economic, governmental, and social characteristics.

• GP Residential : Sales Comparison Comments

Sales utilized are similar location as the subject property with similar GLA and quality/appeal. Gross living area adjustments are based on \$25 per square foot. All comparable sales transferred within the recommended six month time guideline. FNMA and HUD suggests comparable sales be within six months, one mile, and have gross adjustments less than 25%, net adjustments less than 15%, and line item adjustments not exceeding 10%. Due to the lack of substitute properties of similar design, quality and age; it was necessary to use sales which in some cases do not meet these guidelines. The comparable sales utilized within this appraisal report are reliable, appropriate and the best available in the subject market area at the effective date of this appraisal assignment. All comparables have meaningful attributes and are equally considered in the reconciliation. The sales comparison approach indicates an adjusted value range between \$90,000 and \$120,900. A mid range value is concluded when considering the subject property's condition and street appeal at time of inspection.

Comparable sale no. 2 and Listing no. 1 have site sizes that exceed +/- 25% total square footage as the subject property.

Comparable sale no. 1 and Listing no. 1 have total GLA that exceeds +/- 20% total GLA compared to the subject property.

• GP Residential : Neighborhood - Description

The subject property is located in a quiet residential market area. Places of Worship, schools and shopping are within an average driving distance and of average quality. Public transportation is available in the locale. An exterior visual inspection revealed no adverse conditions. The subject is served by the Groveport Madison Local school district.

The 10% other land use is vacant land.

• GP Residential : Condition of Improvements

The exterior inspection of the property indicated average overall condition, with no items of deferred maintenance noted. It is not known if there have not been any recent improvements to the subject property due to exterior only inspection. Physical depreciation due to normal wear and based on the age/life method. Franklin County Auditor and Columbus MLS were both sources of data for this appraisal assignment.

It is assumed the utilities were on and functioning at time of inspection.

• GP Residential : Neighborhood - Market Conditions

Properties in this market are generally sold with conventional financing and FHAVA insured loans. Typical marketing time is 3-6 months with exceptions. All of the following statistics are from the Columbus Board of Realtors. There are currently 72 active listings of single family homes for sale within the subject's general market area (Zip Code 43232 Groveport Madison School District) ranging in price from \$44,000 to \$155,000. The average list price of these homes is \$87,000 with an average of 86 days on the market. Over the past year, in this same price range, there have been 167 homes to have sold.

Based on an analysis of the the exposure times of comparable market data, my opinion of adequate exposure time for the subject property to yield a sale at the estimated value on the effective date of this appraisal is 3-6 months.

In year 2012, the average selling price for single family homes in the subject's market area (Zip Code 43232 Groveport Madison School District) was \$52,000 with 163 sold units, reflecting an average of \$42/SF. In year 2013, the average selling price was \$51,000 with 158 sold units, reflecting an average of \$42/SF. In year 2014, the average selling price was \$68,000 with 167 sold units, reflecting an average of \$54/SF.

Year to date in 2015, the average selling price is \$71,000 with 130 sold units, reflecting an average of \$56/SF.

Mortgage interest rates are at all time lows, increasing purchasing power across both the single and multi-family markets.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1
The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2
The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3
The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5
The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6
The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1
Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2
Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3
Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4
Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5
Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6
Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated
Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is ‘Not Updated’ may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated
The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled
Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

| Abbreviation | Full Name | Fields Where This Abbreviation May Appear |
|--------------|---------------------------|---|
| ac | Acres | Area, Site |
| AdjPrk | Adjacent to Park | Location |
| AdjPwr | Adjacent to Power Lines | Location |
| A | Adverse | Location & View |
| ArmLth | Arms Length Sale | Sale or Financing Concessions |
| ba | Bathroom(s) | Basement & Finished Rooms Below Grade |
| br | Bedroom | Basement & Finished Rooms Below Grade |
| B | Beneficial | Location & View |
| Cash | Cash | Sale or Financing Concessions |
| CtySky | City View Skyline View | View |
| CtyStr | City Street View | View |
| Comm | Commercial Influence | Location |
| c | Contracted Date | Date of Sale/Time |
| Conv | Conventional | Sale or Financing Concessions |
| CrtOrd | Court Ordered Sale | Sale or Financing Concessions |
| DOM | Days On Market | Data Sources |
| e | Expiration Date | Date of Sale/Time |
| Estate | Estate Sale | Sale or Financing Concessions |
| FHA | Federal Housing Authority | Sale or Financing Concessions |
| GlfCse | Golf Course | Location |
| Glfvw | Golf Course View | View |
| Ind | Industrial | Location & View |
| in | Interior Only Stairs | Basement & Finished Rooms Below Grade |
| Lndfl | Landfill | Location |
| LtdSght | Limited Sight | View |
| Listing | Listing | Sale or Financing Concessions |
| Mtn | Mountain View | View |
| N | Neutral | Location & View |
| NonArm | Non-Arms Length Sale | Sale or Financing Concessions |
| BsyRd | Busy Road | Location |
| o | Other | Basement & Finished Rooms Below Grade |
| Prk | Park View | View |
| Pstrl | Pastoral View | View |
| PwrLn | Power Lines | View |
| PubTrn | Public Transportation | Location |
| rr | Recreational (Rec) Room | Basement & Finished Rooms Below Grade |
| Relo | Relocation Sale | Sale or Financing Concessions |
| REO | REO Sale | Sale or Financing Concessions |
| Res | Residential | Location & View |
| RH | USDA - Rural Housing | Sale or Financing Concessions |
| s | Settlement Date | Date of Sale/Time |
| Short | Short Sale | Sale or Financing Concessions |
| sf | Square Feet | Area, Site, Basement |
| sqm | Square Meters | Area, Site |
| Unk | Unknown | Date of Sale/Time |
| VA | Veterans Administration | Sale or Financing Concessions |
| w | Withdrawn Date | Date of Sale/Time |
| wo | Walk Out Basement | Basement & Finished Rooms Below Grade |
| wu | Walk Up Basement | Basement & Finished Rooms Below Grade |
| WtrFr | Water Frontage | Location |
| Wtr | Water View | View |
| Woods | Woods View | View |

Other Appraiser-Defined Abbreviations

[illegible]

INVOICE

FROM:

Ian P Hackett
Hackett Real Estate Services
1635 Crusoe Drive
Columbus, Ohio 43235

Telephone Number: 330 718-7565

Fax Number:

INVOICE NUMBER

15-55726

DATE

10/06/2015

REFERENCE

Internal Order #:

Client File #: 15-55726

Main File # on form: 15-55726

Other File # on form: 15-55726

Federal Tax ID:

Employer ID:

TO:

Courtney A. Cousino (Perdue)
Fesenmyer Law Offices, LLC
1335 Dublin Road Suite 205C
Columbus, Ohio 43215

Telephone Number:

Fax Number:

Alternate Number:

E-Mail:

DESCRIPTION

Client: Fesenmyer Law Offices, LLC
Property Address: 3037 Marwick Rd
City: Columbus
County: Franklin
State: OH
Zip: 43232
Legal Description: MARWICK RD MARWICK ESTATES 5 91

FEES

AMOUNT

Appraisal Fee

250.00

SUBTOTAL

250.00

PAYMENTS

AMOUNT

Check #: Date: Description:

Check #: Date: Description:

Check #: Date: Description:

SUBTOTAL

TOTAL DUE

\$

250.00

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing APPRAISAL OF REAL PROPERTY was sent by regular U.S. mail or Electronic Notification this 7th day of October 2015 to the following:

Via Electronic Notification to the following:

- Asst US Trustee (Col) ustpregion09.cb.ecf@usdoj.gov
- Frank M Pees trustee@ch13.org

Via regular U.S. mail to the following:

Debtor(s):

Alvin R Hubert
Genevieve C Davis-Hubert
3037 Marwick Road
Columbus, OH 43232

/s/ Courtney A. Cousino

Courtney A. Cousino (0082136)
Fesenmyer Law Offices, LLC
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Columbus, OH 43215
(614) 228-4435
(614) 228-3882 fax
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